BOYNTON ESTATES
TRACT E WEST 117.68 FT &
EAST 177.05 FT OF LOT C OF

WHITEHEAD PERRY/WHITEHEAD PERRY
44 BOYNTON CT
CRAWFORDVILLE, FL 32327

2024

05-3S-01W-131-04291-013

BUILDING CHARACTERISTICS

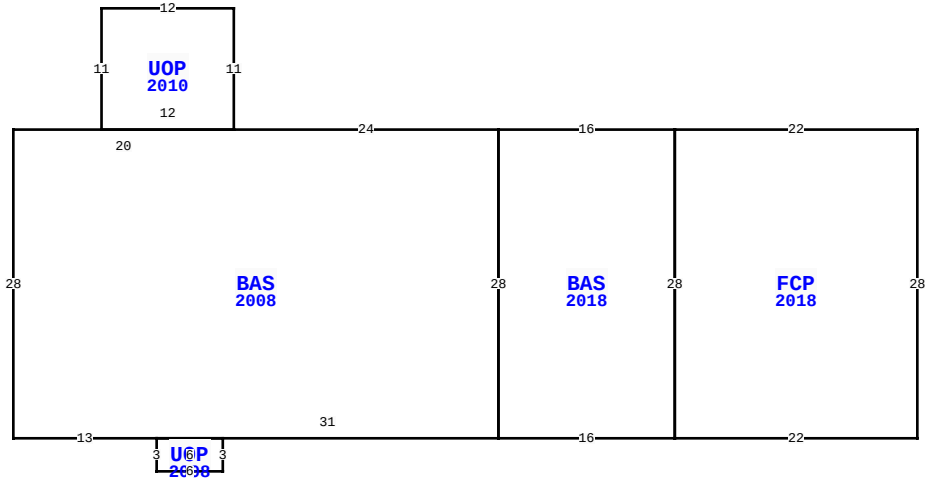
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	131.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	2008	1,232	115,600
BAS	448	100	2018	448	42,037
FCP	616	25	2018	154	14,450
UOP	18	20	2008	4	376
UOP	132	20	2010	26	2,440
TOTALS	2,446			1,864	174,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	116.2000	110.39	205,767	2008	2008	0	0	0	15.00	85.00

2 SINGLE FAM 100% - 0 Heated Area: 1680 HX Base Yr



44 BOYNTON CT, CRAWFORDVILLE

BLD DATE	06/20/2019	RTSR	LGL DATE		
XF DATE	06/20/2019	RTSR	LAND DATE	06/20/2019	RTSR
INC DATE			AG DATE		

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	174,902
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	196,602
SOH/AGL Deduction	44,194
ASSESSED VALUE	152,408
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	102,408
TOTAL JUST VALUE	196,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,723

MAILED RENEWAL CARD 2020
ADDED SPOUSE INFO PER QUESTIONNAIRE
QUESTIONAIRE RET'D COMPLETED. REMOVE H0
5 YR PRCL CH, PU XFOB LN 5

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000820	SHED-CO	0	05/15/2019
17001336	ADDITION	0	10/27/2017
20071241	SFD-CO	0	09/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0631/0053	12/12/2005	CD	Q	I	01	100
GRANTOR: MCCLEELAN WILLIAM STE						
GRANTEE: WHITEHEAD PERRY						
0175/0546	3/01/1991	WD	U	I		28,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2018] W22 BAS=[YR=2018] W16 S28 BAS=[YR=2008] N28 W24 UOP=[YR=2010] N11 W12 S11 E12$ W20 S28 E13 UOP=[YR=2008] S3 E6 N3 W6$ E31$ E16 N28$ S28 E22 N28$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0770	PUMP HOUSE	0	100	5	5	25.00	SF	5.00	5.00	100	1987	1987	3	0	0	
2	0940	OPEN SHED	0	100	20	20	400.00	SF	4.00	4.00	100	1993	1993	3	20	320	
3	0210	CONCRETE D	0	100	20	20	400.00	SF	6.00	6.00	100	2004	2004	3	23	552	
4	0211	CONCRETE W	0	100	6	1	6.00	SF	6.00	6.00	100	2008	2008	3	34	12	
5	0625	PORT WD UT	0	100	16	10	160.00	SF	6.00	6.00	100	2019	2019	3	85	816	

LAND DESCRIPTION

TOTAL OB/XF 1,700

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 06/20/2019 BY RTSR Total Acres: 0.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 05/06/2026 BY SYS